

RECORDING REQUESTED BY, AND  
WHEN RECORDED RETURN TO:

DEVELOPMENT SERVICES INC.  
9601 W. State Street, Suite # 203  
Boise, Idaho 83714

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO 05/26/11 09:40 AM  
DEPUTY Vicki Allen  
RECORDED - REQUEST OF  
Baron Sub

AMOUNT 34.00 9



111043099

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE BARON SUBDIVISION (AKA SHADOW HILLS)**

WHEREAS, Declarant has heretofore filed that certain Declaration of Covenants, Conditions and Restrictions for the Baron Subdivision (AKA Shadow Hills) recorded on the 22nd day of July, 2008, at Ada County, Idaho Instrument No. 108083324, Records of Ada County, State of Idaho hereinafter referred to as the "Declaration."

WHEREAS, Article XI, Section 3 of the Declaration provides that the Declaration may be amended by a document signed and acknowledged by the Declarant and the consent of one-half (1/2) of the Class A Members.

The following portion of the Declaration is amended as follows:

NOW, THEREFORE, Declarant hereby declares that the Declaration is hereby amended as follows:

DELETE ARTICLE IV: Section 2 IN ITS ENTIRITY AND REPLACE WITH THE FOLLOWING:

ARTICLE IV: Section 2. Exterior Improvements, Appearance and Emergency Maintenance. No Owner shall install, construct or place any Improvement on any Lot (including any landscaping) or the exterior of his or her Dwelling Unit without the prior written consent of the Architectural Review Committee.

All Owners shall keep and maintain their Lots and Dwelling Unit exteriors in a repaired, attractive, clean and habitable condition including, without limitation, all landscaping, walkways, patios, flower beds, gates and fences (other than the Perimeter Fence). In the event any Owner does not keep his or her Lot and/or Dwelling Unit exterior in such a condition (as determined by the Board in its reasonable judgment), the Board and its agents or employees, may, after thirty days' prior written notice to such Owner, enter such Lot to make such repairs or perform such maintenance as to bring such Lot and/or Dwelling Unit exterior into compliance with this Article. The cost of any such repairs and maintenance shall be treated as a Limited Assessment to such Owner.

In the event an emergency which in the judgment of the Board presents an immediate threat to the health and safety of the Owners, their guests or invitees, or an immediate risk of harm or damage to any of the Dwelling Units or any part of the Property, the Board and its agents or employees, may enter any Lot to make repairs or perform maintenance. Such entry shall be repaired by the Board out of the common expense fund if the entry was due to an emergency (unless the emergency was caused by an Owner, in which case the cost shall be treated as a Limited Assessment and charged only to that Owner). If the repairs or maintenance were requested by an Owner, the costs thereof shall be treated as a Limited Assessment to such Owner.

All other terms, provisions and covenants of the Declaration shall remain in full force and effect. This Amendment to the Declaration of Covenants, Conditions and Restrictions for the Baron Subdivision (Aka Shadow Hills) is executed this 11th day of May, 2011 by Springer Development, LLC and at least one-half (1/2) of Class A Members.

Declarant:

SPRINGER DEVELOPMENT, LLC  
An Idaho Limited Liability Company

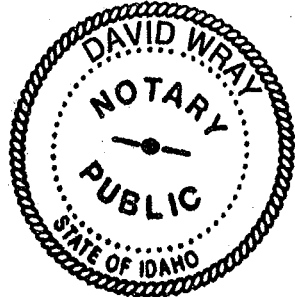
TOM SACKMANN  
Manager

IDAHO  
STATE OF WASHINGTON )

:ss.  
County of )

On this 12 day of May, <sup>2011</sup>2010, before me, the undersigned, A Notary Public in and for said State, personally appeared TOM SACKMANN known or identified to me to be a member of Springer Development, and the member who subscribed said member's name to the foregoing instrument, and acknowledged to me that he executed the same in said Limited Liability Company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



David Wray  
NOTARY PUBLIC FOR WASHINGTON *IN ANO*  
Residing at Boise  
My Commission Expires 12/10/13

CLASS A MEMBER

OWNER OF LOT 22 in Block 1 of Baron Subdivision, according to the official plat thereof, filed in Book 98 of Plats at Page(s) 12541 and 12542, Official Records of Ada County, Idaho. Address: 7605 W. Baron Lane, Boise, ID 83714

DATED THIS 12 DAY OF Jan, 2010.

*[Handwritten Signature]*

Harris Homes, LLC By

STATE OF IDAHO )  
  ) :ss.  
County of Ada        )

On this 12<sup>th</sup> day of January, 2010, before me, the undersigned, A Notary Public in and for said State, personally appeared Peter Harris for Harris Homes, LLC, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

*[Handwritten Signature]*

NOTARY PUBLIC FOR IDAHO  
Residing at Eagle, Idaho  
My Commission Expires 9/1/2015



CLASS A MEMBER

OWNERS OF LOT 16 in Block 1 of Baron Subdivision, according to the official plat thereof, filed in Book 98 of Plats at Page(s) 12541 and 12542, Official Records of Ada County, Idaho. Address: 7497 W. Baron Lane, Boise, ID 83714

DATED THIS 8<sup>th</sup> DAY OF January, ~~2010~~-2011

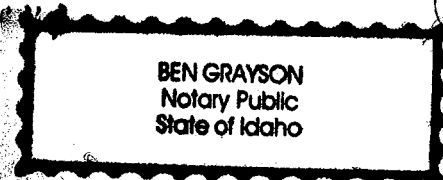
Smail Rizvic  
Smail Rizvic

Zerina Rizvic  
Zerina Rizvic

STATE OF IDAHO )  
                                  :ss.  
County of Ada )

On this 8<sup>th</sup> day of January, ~~2010~~<sup>2011</sup>, before me, the undersigned, A Notary Public in and for said State, personally appeared Smail Rizvic and Zerina Rizvic, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



[Signature]  
NOTARY PUBLIC FOR IDAHO  
Residing at Boise Id  
My Commission Expires 7/19/12

CLASS A MEMBER

OWNER OF LOT 29 in Block 1 of Baron Subdivision, according to the official plat thereof, filed in Book 98 of Plats at Page(s) 12541 and 12542, Official Records of Ada County, Idaho. Address: 7580 W. Baron Lane, Boise, ID 83714

DATED THIS 9<sup>th</sup> DAY OF MARCH, 2011.

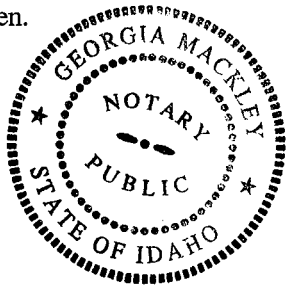


Harris Homes, LLC By DAVID ELCOX  
MEMBER

STATE OF IDAHO )  
                                  :SS.  
County of Ada )

On this 9<sup>th</sup> day of March, 2011, before me, the undersigned, A Notary Public in and for said State, personally appeared David Elcox, for Harris Homes, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



Georgia Mackley  
NOTARY PUBLIC FOR IDAHO  
Residing at Star, Id  
My Commission Expires 6/22/2012

CLASS A MEMBER

OWNERS OF LOT 15 in Block 1 of Baron Subdivision, according to the official plat thereof, filed in Book 98 of Plats at Page(s) 12541 and 12542, Official Records of Ada County, Idaho. Address: 7481 W. Baron Lane, Boise, ID 83714

DATED THIS 3<sup>RD</sup> DAY OF January, 2010.

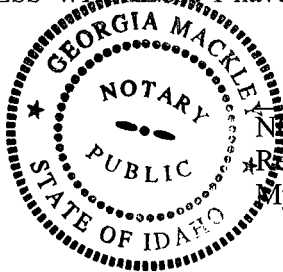
  
Mark D. Evans

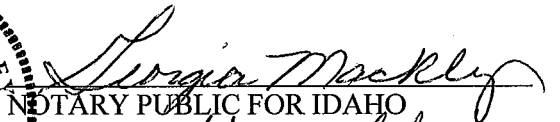
  
Lori B. Sypeck

STATE OF IDAHO )  
                                  :SS.  
County of Ada )

On this 3<sup>RD</sup> day of January, 2010, before me, the undersigned, A Notary Public in and for said State, personally appeared Mark D. Evans and Lori B. Sypeck, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year in this certificate first above written.



  
NOTARY PUBLIC FOR IDAHO  
Residing at Star, Id  
My Commission Expires 6/22/2012

CLASS A MEMBER

OWNER OF LOT 27 in Block 1 of Baron Subdivision, according to the official plat thereof, filed in Book 98 of Plats at Page(s) 12541 and 12542, Official Records of Ada County, Idaho. Address: 7606 W. Baron Lane, Boise, ID 83714

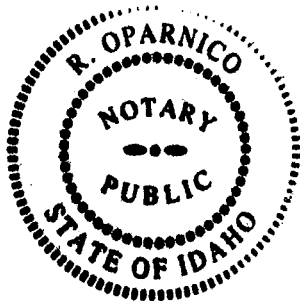
DATED THIS 29 DAY OF November, 2010.

Bethany Hubler by Christy Walbyde  
Bethany Hubler for Mrs. Christy Walbyde

STATE OF IDAHO )  
                                  :SS.  
County of Ada        )

On this 29 day of November, 2010, before me, the undersigned, A Notary Public in and for said State, personally appeared Bethany Hubler, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



R. Oparnico  
NOTARY PUBLIC FOR IDAHO  
Residing at Boise ID  
My Commission Expires 10/15/2014

CLASS A MEMBER

OWNERS OF LOT 35 in Block 1 of Baron Subdivision, according to the official plat thereof, filed in Book 98 of Plats at Page(s) 12541 and 12542, Official Records of Ada County, Idaho. Address: 7474 W. Baron Lane, Boise, ID 83714

DATED THIS 30 DAY OF November, 2010.

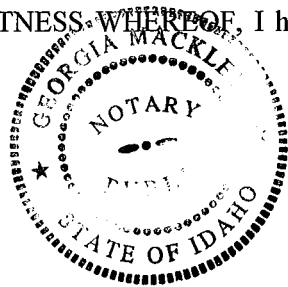


**Richard Kim Dredge**

STATE OF IDAHO )  
                                  ) :ss.  
County of Ada        )

On this 30<sup>th</sup> day of November, 2010, before me, the undersigned, A Notary Public in and for said State, personally appeared Richard Kim Dredge, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.




Georgia Mackley  
NOTARY PUBLIC FOR IDAHO  
Residing at Star, Id  
My Commission Expires 6/22/2012



CLASS A MEMBER

OWNERS OF LOT 40 in Block 1 of Baron Subdivision, according to the official plat thereof, filed in Book 98 of Plats at Page(s) 12541 and 12542, Official Records of Ada County, Idaho. Address: 7422 W. Baron Lane, Boise, ID 83714

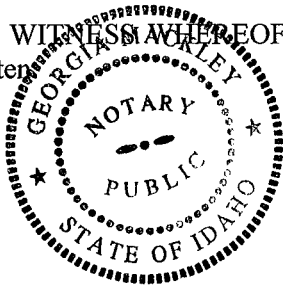
DATED THIS 30<sup>th</sup> DAY OF November, 2010.


  
\_\_\_\_\_  
Kevin Harming

STATE OF IDAHO     )  
                                  :SS.  
County of Ada        )

On this 30<sup>th</sup> day of November, 2010, before me, the undersigned, A Notary Public in and for said State, personally appeared Kevin Harming, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



  
\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO  
Residing at Star, Id  
My Commission Expires 6/22/2012